



# NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** April 15, 2015

**LAND USE NUMBER:** LUA15-000239, ECF, SHPL-A

**PROJECT NAME:** Campbell Short Plat

**PROJECT DESCRIPTION:** The applicant is requesting approval of a 2-lot short plat of a vacant 83,428 square foot (1.92 acres) parcel for the future development of 2 single-family homes. The site is located at the SW corner of the intersection of NE 9th St and Anacortes Ave NE (APN 1023059095) within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 7,912 SF to 13,445 SF in area with an average lot size of 10,679 SF. The site will also contain a critical area tract (Tract A) that is 57,434 SF and a shared driveway (Tract B) that is 1,807 SF. The residential density is 4.08 dwelling units per net acre. Access to the site is via a single shared driveway from NE 9th St. Half-street frontage improvements will be completed along NE 9th St. The site includes a 26,107 SF onsite critical area (Category 2 wetland), in the south westerly portion of the property, requiring a 50-foot buffer. There are 172 trees onsite. The applicant is proposing to retain 142 trees within the critical areas and buffers and 11 trees throughout the rest of the site. The site generally slopes down to the southwest at approximately 10%. A combination of full and basic dispersion will be used, discharging towards the onsite wetland. The applicant has submitted an Arborist Report, Wetland Reconnaissance, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

**PROJECT LOCATION:** SW corner of the intersection of NE 9<sup>th</sup> St and Anacortes Ave NE

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** April 10, 2015

**NOTICE OF COMPLETE APPLICATION:** April 15, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Tom Redding / Encompass Engineering & Surveying / 165 NE Juniper St., Ste 201 / Issaquah, WA 98027 / 425-392-0250 / [tredding@encompasses.net](mailto:tredding@encompasses.net)

**Permits/Review Requested:** Environmental (SEPA) Review, Short Plat

**Other Permits which may be required:** Building

**Requested Studies:** Arborist Report, Wetland Reconnaissance, Drainage Report, and Geotechnical Report

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Campbell Short Plat / LUA15-000239, ECF, SHPL-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated <b>Residential Single Family (RS)</b> on the City of Renton Comprehensive Land Use Map and <b>Residential-8 (R-8)</b> on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, <b>RMC 4-2-110A; 4-4-030; 4-4-060; 4-6-070; 4-6-030; 4-6-060; 4-7-070; 4-7-170;</b> and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> <li>▪ <i>The applicant shall comply with the recommendations included in the Geotechnical Engineering Evaluation, prepared by Geospectrum Consultants, Inc. dated March 11, 2015 or an updated report submitted at a later date.</i></li> </ul>

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on April 29, 2015. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

**CONTACT PERSON:** Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: [cclose@rentonwa.gov](mailto:cclose@rentonwa.gov)

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

